**118.4 Acre Recreational Property**

**Graford, Palo Pinto County, Texas**

**LOCATION:** 2056 Sikes Street (gravel road), Graford, Texas. 1 hour & 15 minutes west of

Fort Worth, or 45 minutes west n/w of Weatherford, 20 minutes northwest of

Mineral Wells, and 16 minutes to Possum Kingdom.

**LAND:** A variety of topography with 150 feet of elevation change, heavily rolling and

sloping, with two hilltops. The tree cover includes elm, cedar, some oaks and

mesquite. Large and medium pecan trees near the home. Sandstone stony

outcrops on the hills and sloping elevations encompass just over half of the

property. The balance is fine sandy loam, and some clay.

**IMPROVEMENTS:** An original older rustic sandstone 667 sq.ft. home, remodeled with wood floors, pine vaulted & beam ceiling, pine trusses and ornate metal attachments, a stone fireplace, and pine trim out in an open concept. 2 covered porches of 117 & 32 sq. ft.. A 735 sq.ft 2-bedroom 1-bath addition in 2015, which needs to be finished. Another 90 sq.ft. covered porch. The exterior is siding, and the entire roof is metal. A sandstone water well house. A pipe entrance and sandstone retaining wall. Older steel cattle pens.

**PROPERTY TAXES:** $1,695.03 with ag exemption. **ISD:** Graford, K-12

**WATER:** Two water wells. Two stock ponds for livestock and wildlife.

**WILDLIFE:** Deer, etc..

**MINERALS:** None owned. An old oil and gas storage tank was left on the property.

**EASEMENTS:** Overhead power line for electric service. A visible pipeline in the northeast area, unknown if in use.

**COMMENTS:** Scenic, good game cover, a large pond, and not far from Fort Worth.

**PRICE:**  $995,000.00

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